

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(GENERAL)

Form T-3  
Revised 07/2014  
Reference No.: Instr. No. 201313023005  
Key No. 79-08-33-300-002.000-009

Project:	<u>Tippecanoe County Bridge 32</u>
Parcel:	<u>1 (Nos. 1, 2, &amp; 3)</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That **Stephen K. LeMaster**, the Grantor, of Tippecanoe County, State of Indiana, Grants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of One Thousand Seven Hundred and No/100 Dollars (\$1,700.00) (of which said sum \$0.00 represents land improvements acquired and \$1,700.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of drive construction and channel construction, which said work is incidental to the construction of the highway facility known as County Road 200 South and as Project Tippecanoe County Bridge 32, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successors in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Board of Commissioners of Tippecanoe County, Indiana, except:  
None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the Board of Commissioners of Tippecanoe County, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

Interests in land acquired by the Board of  
Commissioners of Tippecanoe County  
Grantee mailing address:  
20 N. 3rd Street, 1st Floor  
Lafayette, Indiana 47901  
I.C. 8-23-7-31

Form T-3  
Revised 07/2014

Project: Tippecanoe County Bridge 32  
Parcel: 1 (Nos. 1, 2, & 3)  
Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 6<sup>th</sup> day of July, 2020.

Stephen K. LeMaster (Seal)  
Signature

Stephen K. LeMaster  
Printed Name

STATE OF IN.  
COUNTY OF TIPP.

Before me, a Notary Public in and for said State and County, personally appeared Stephen K. LeMaster, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of July, 2020.

Carol A Ewing  
Signature

CAROL A EWING  
Printed Name

Commission Number 645068

My Commission expires June 11, 2021

I am a resident of Clinton County.

This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

## EXHIBIT "A"

**Project:** Tippecanoe Co. Br. 32

**SHEET 1 OF 1**

**Parcel:** 1, TEMP R/W No. 1

**CODE: N/A**

**Tax ID No:** 79-08-33-300-002.000-009

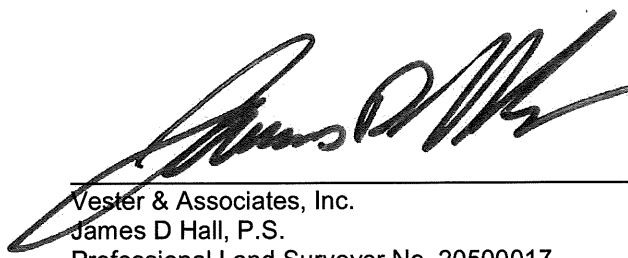
**Form:**

### Parcel 1 Temporary Right-of-Way Description

A part of the southeast and southwest quarters of Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being a part of the Stephen K. Lemaster property recorded in Document Number 201313023005, recorded on the 4th of October, 2013 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

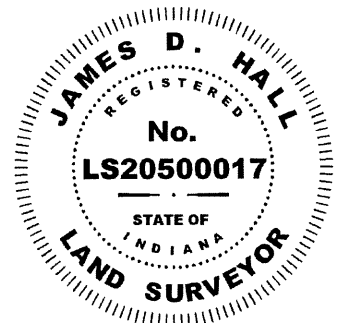
Commencing at the Southwest corner of the Southwest quarter of said Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West and the Southwest corner of said Lemaster property run thence along the South line of said quarter, North 89 degrees 32 minutes 24 seconds East 620.40 feet; thence North 00 degrees 27 minutes 36 seconds West 32.87 feet to a point on the existing north right-of-way line of County Road 200 South; thence leaving said line, North 77 degrees 26 minutes 57 seconds East 153.40 feet to the Point of Beginning of the herein described tract; thence North 00 degrees 27 minutes 36 seconds West, 20.00 feet; thence parallel with aforesaid quarter section line North 89 degrees 32 minutes 24 seconds East 125.00 feet; thence South 00 degrees 27 minutes 36 seconds East 20.00 feet; thence parallel with said quarter section line, South 89 degrees 32 minutes 24 seconds West 125.00 feet to the point of beginning and containing 0.057 acres more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:



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Vester & Associates, Inc.  
James D Hall, P.S.  
Professional Land Surveyor No. 20500017  
State of Indiana



# EXHIBIT "B"

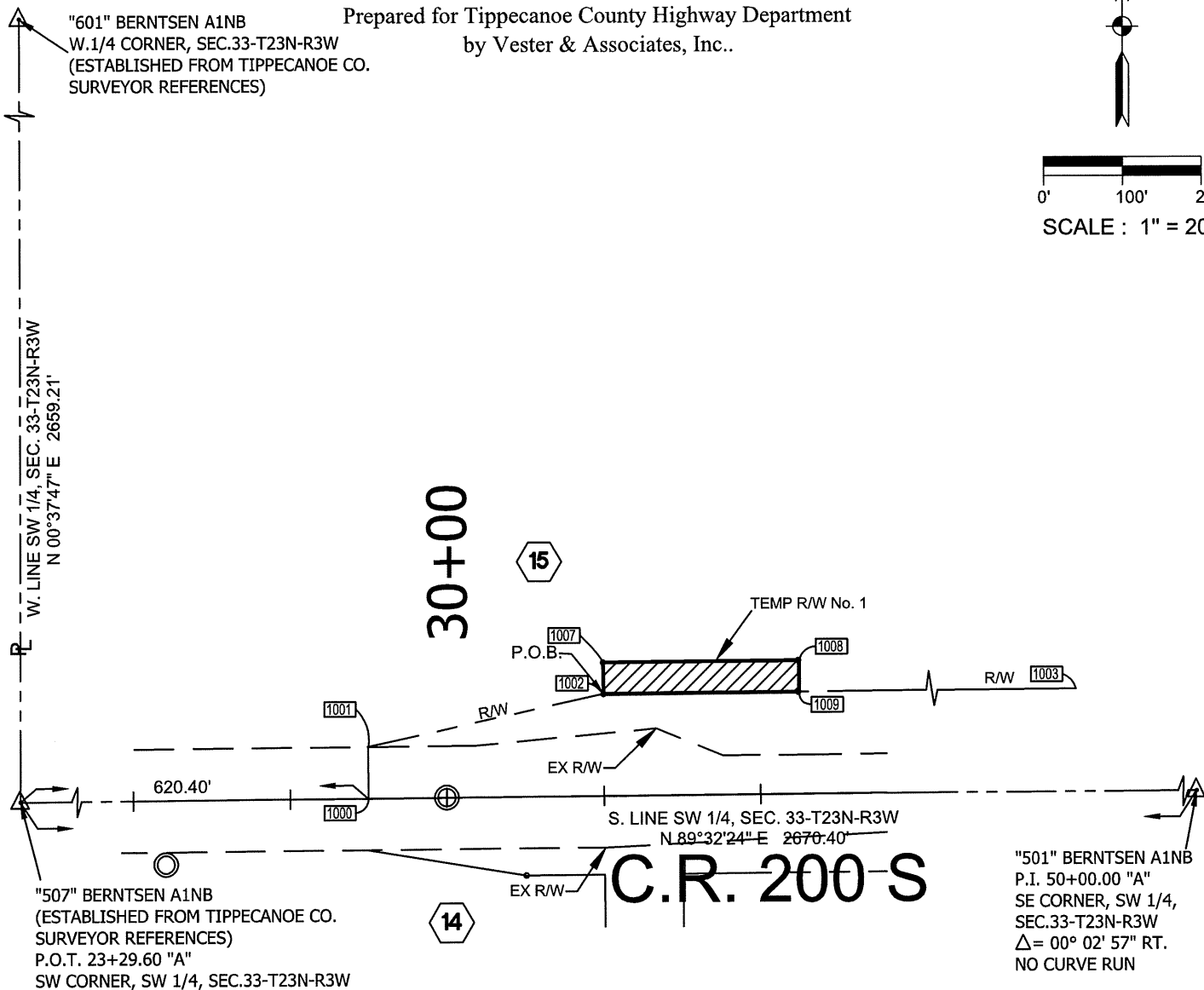
PAGE 1 OF 2

## RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department  
by Vester & Associates, Inc..

"601" BERNTSEN A1NB  
W.1/4 CORNER, SEC.33-T23N-R3W  
(ESTABLISHED FROM TIPPECANOE CO.  
SURVEYOR REFERENCES)

0' 100' 200'  
SCALE : 1" = 200'

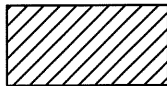


PARCEL: 1, TEMP R/W No. 1

OWNER: LEMASTER

DES NO: N/A

CODE: N/A



HATCHED AREA IS THE  
APPROXIMATE TAKING

DRAWN BY: JDH

PROJECT: Tippecanoe Co. Br. 32

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 33

TOWNSHIP: T23N

RANGE: R3W

NOTE: DIMENSIONS SHOWN  
ARE IN ENGLISH

INST No: 201313023005, DATED 10/4/2013

EX. R/W INST No. 9925133, DATED 9/21/1999

TAX ID No: 79-08-33-30-002.000-009

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS


## PARCEL COORDINATE CHART (shown in feet)

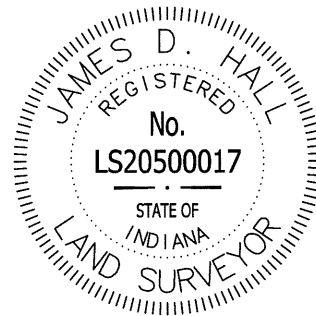
POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1000	A	29+50	0.00'		1872413.6905	3040510.9060
1001	A	29+50	32.87'	LT	1872446.5574	3040510.6421
1002	A	31+00	65.00'	LT	1872479.8928	3040660.3793
1003	A	40+50	65.00'	LT	1872487.5208	3041610.3486
1007	A	31+00	85.00'	LT	1872499.8922	3040660.2187
1008	A	32+25	85.00'	LT	1872500.8959	3040785.2147
1009	A	32+25	65.00'	LT	1872480.8965	3040785.3752
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
507						
601						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

## SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201919017757 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) compromise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

  
 Vester & Associates, Inc.  
 James D Hall, P.E.  
 Professional Land Surveyor No. 20500017  
 State of Indiana



PARCEL: 1, TEMP R/W No 1 OWNER: LEMASTER

DES NO: N/A

CODE: N/A

DRAWN BY: JDH

PROJECT: Tippecanoe Co. Br. 32

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 33

TOWNSHIP: T23N

RANGE: R3W

NOTE: DIMENSIONS SHOWN ARE IN ENGLISH

## EXHIBIT "A"

**Project:** Tippecanoe Co. Br. 32

**SHEET 1 OF 1**

**Parcel:** 1, TEMP R/W No. 2

**CODE:** N/A

**Tax ID No:** 79-08-33-300-002.000-009

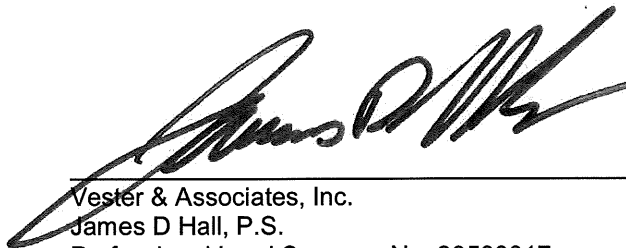
**Form:**

### Parcel 1 Temporary Right-of-Way Description

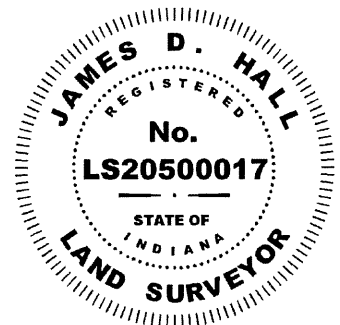
A part of the southwest quarters of Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being a part of the Stephen K. Lemaster property recorded in Document Number 201313023005, recorded on the 4th of October, 2013 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

Commencing at the Southwest corner of the Southwest quarter of said Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West and the Southwest corner of said Lemaster property run thence along the South line of said quarter, North 89 degrees 32 minutes 24 seconds East 1882.14 feet to the southwest corner of the Bower property described in Instrument No. 88-11581 in said recorder's office; thence along the west line of said property, North 00 degrees 27 minutes 36 seconds West, 70.00 feet; thence parallel to the south line of said quarter section, South 89 degrees 32 minutes 24 seconds West, 111.74 feet; thence North 00 degrees 27 minutes 36 seconds West, 30.00 feet, thence parallel to aforesaid quarter section line North 89 degrees 32 minutes 24 seconds East, 111.74 feet to a point on the west line of said Bower property; thence along said west line, South 00 degrees 27 minutes 36 seconds East, 30.00 feet to the point of beginning and containing 0.077 acres more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:



Vester & Associates, Inc.  
James D Hall, P.S.  
Professional Land Surveyor No. 20500017  
State of Indiana

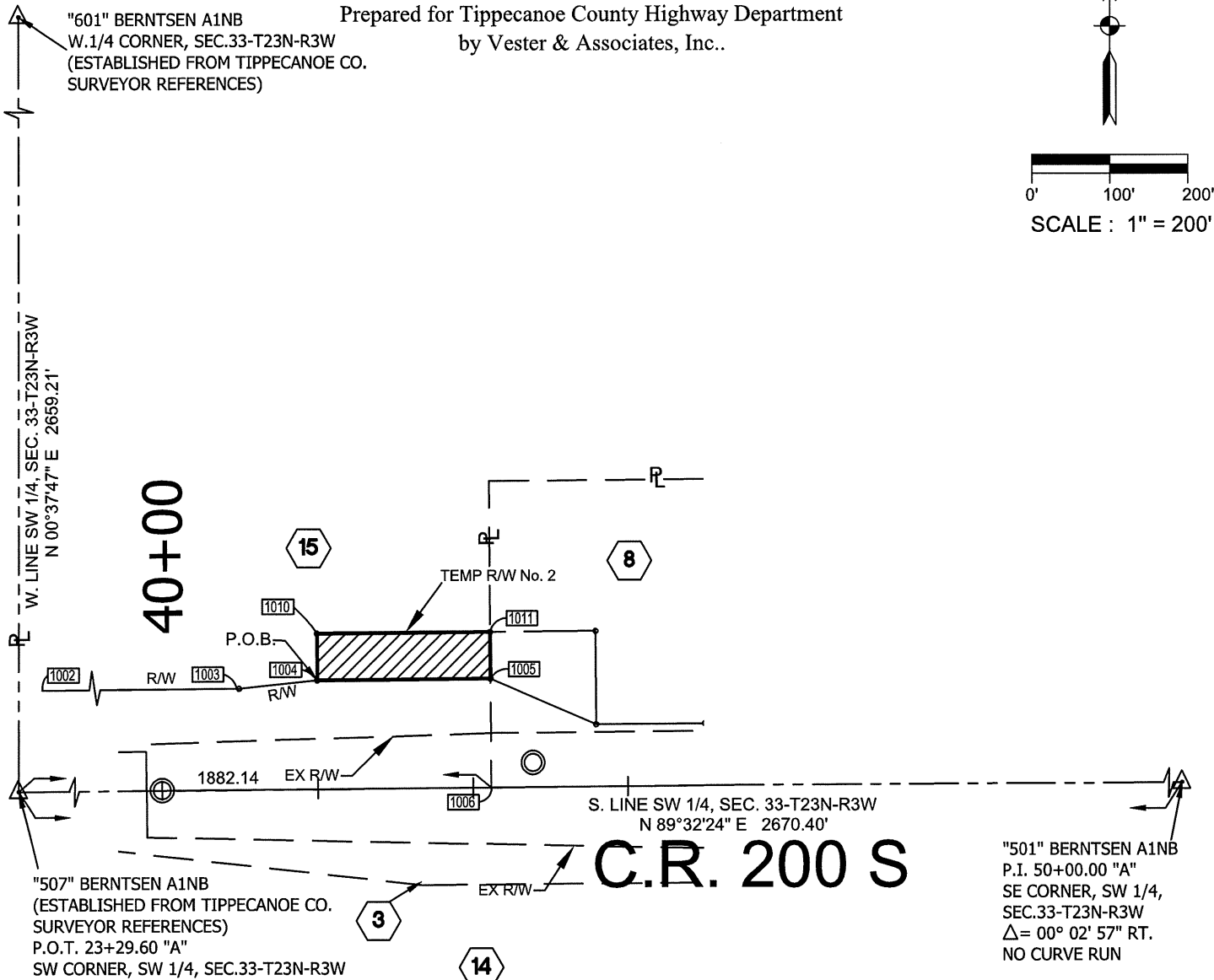


## RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department  
by Vester & Associates, Inc..

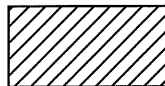
"601" BERNTSEN A1NB  
W.1/4 CORNER, SEC.33-T23N-R3W  
(ESTABLISHED FROM TIPPECANOE CO.  
SURVEYOR REFERENCES)

0' 100' 200'  
SCALE : 1" = 200'



PARCEL: 1, TEMP R/W No. 2  
CODE: N/A  
PROJECT: Tippecanoe Co. Br. 32  
COUNTY: TIPPECANOE  
ROAD: C.R. 200 SOUTH  
SECTION: 33  
TOWNSHIP: T23N  
RANGE: R3W

OWNER: LEMASTER



HATCHED AREA IS THE  
APPROXIMATE TAKING

DES NO: N/A

DRAWN BY: JDH

CHECKED BY: JDH /

INST No: 201313023005, DATED 10/4/2013

EX. R/W INST No. 9925133, DATED 9/21/1999

TAX ID No: 79-08-33-30-002.000-009

NOTE: DIMENSIONS SHOWN  
ARE IN ENGLISH

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

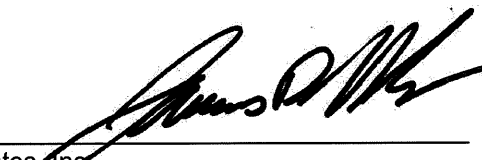
## PARCEL COORDINATE CHART (shown in feet)

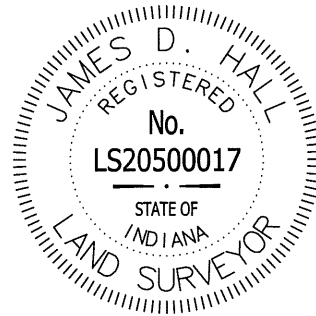
POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1002	A	31+00	65.00'	LT	1872479.8945	3040660.5815
1003	A	40+50	65.00'	LT	1872487.5208	3041610.3486
1004	A	41+00	70.00'	LT	1872492.9222	3041660.3069
1005	A	42+11.74	70.00'	LT	1872493.8194	3041772.0474
1006	A	42+11.74	0.00'		1872423.8217	3041772.6094
1010	A	41+00	100.00'	LT	1872522.9212	3041660.0660
1011	A	42+11.74	100.00'	LT	1872523.8184	3041771.8065
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
507						
601						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

## SURVEYORS STATEMENT

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 Vester & Associates, Inc.  
 James D Hall, P.S.  
 Professional Land Surveyor No. 20500017  
 State of Indiana



PARCEL: 1, TEMP R/W No 2      OWNER: LEMASTER  
 CODE: N/A  
 PROJECT: Tippecanoe Co. Br. 32  
 COUNTY: TIPPECANOE  
 ROAD: C.R. 200 SOUTH  
 SECTION: 33  
 TOWNSHIP: T23N  
 RANGE: R3W

DES NO: N/A  
 DRAWN BY: JDH  
 CHECKED BY: JDH /

NOTE: DIMENSIONS SHOWN ARE IN ENGLISH



## EXHIBIT "A"

**Project:** Tippecanoe Co. Br. 32

**SHEET 1 OF 1**

**Parcel:** 1, TEMP R/W No. 3

**CODE: N/A**

**Tax ID No:** 79-08-33-300-002.000-009

**Form:**

### Parcel 1 Temporary Right-of-Way Description

A part of the southwest quarters of Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being a part of the Stephen K. Lemaster property recorded in Document Number 201313023005, recorded on the 4th of October, 2013 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

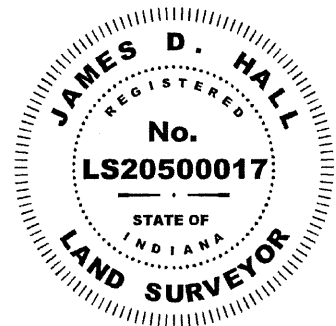
Commencing at the Southwest corner of the Southwest quarter of said Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West and the Southwest corner of said Lemaster property run thence along the South line of said quarter, North 89 degrees 32 minutes 24 seconds East 2036.36 feet to the southeast corner of the Bower property described in Instrument No. 88-11581 in said recorder's office; thence along the east line of said property, North 33 degrees 52 minutes 24 seconds West, 238.80 feet to the northeast corner thereof; thence parallel to the south line of said quarter section, North 89 degrees 32 minutes 24 seconds East, 138.06 feet; thence South 32 degrees 15 minutes 00 seconds West, 29.85 feet; thence South 33 degrees 06 minutes 47 seconds West 16.65 feet; thence South 42 degrees 21 minutes 45 seconds West 42.86 feet; thence South 36 degrees 39 minutes 01 seconds West 19.49 feet; thence South 26 degrees 18 minutes 06 seconds West 37.12 feet; thence South 49 degrees 03 minutes 15 seconds West 48.33 feet; thence South 27 degrees 51 minutes 41 seconds West, 24.03 feet; thence South 40 degrees 27 minutes 49 seconds West 33.83 feet to the Southeast corner of the Lemaster property on the South line of said quarter section; thence along said quarter section line, South 89 degrees 32 minutes 24 seconds West, 119.48 feet to the point of beginning, containing 0.594 acres more or less, inclusive of the presently existing right-of-way, which contains 0.112 acres more or less.

The portion of the above described tract of real estate which is not already embraced within the presently existing right-of-way is 0.482 acres, more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:



Vester & Associates, Inc.  
James D Hall, P.S.  
Professional Land Surveyor No. 20500017  
State of Indiana



# EXHIBIT "B"

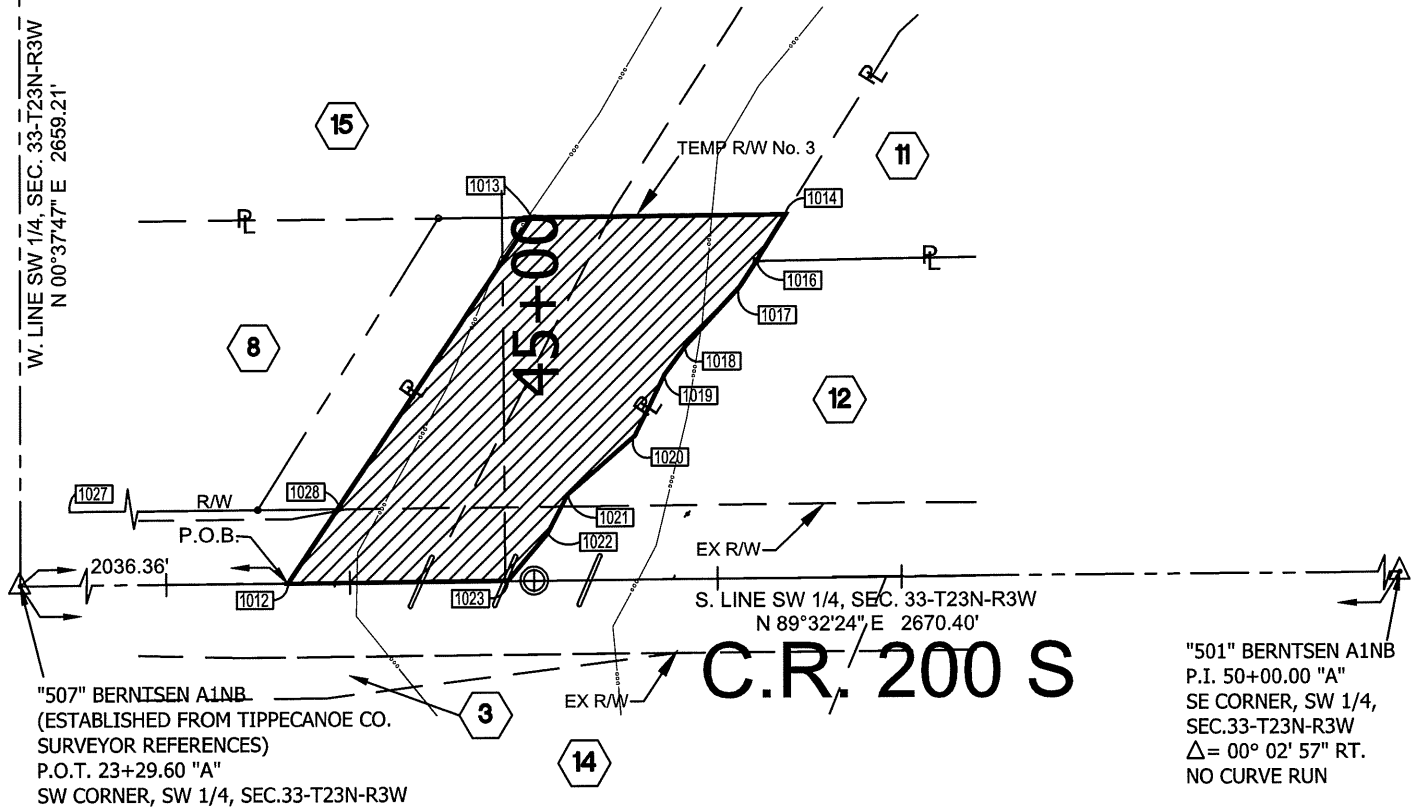
PAGE 1 OF 2

## RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department  
by Vester & Associates, Inc..

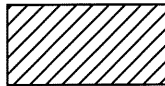
"601" BERNTSEN A1NB  
W.1/4 CORNER, SEC.33-T23N-R3W  
(ESTABLISHED FROM TIPPECANOE CO.  
SURVEYOR REFERENCES)

0' 100' 200'  
SCALE : 1" = 200'



PARCEL: 1, TEMP R/W No. 3  
CODE: N/A  
PROJECT: Tippecanoe Co. Br. 32  
COUNTY: TIPPECANOE  
ROAD: C.R. 200 SOUTH  
SECTION: 33  
TOWNSHIP: T23N  
RANGE: R3W

OWNER: LEMASTER



HATCHED AREA IS THE  
APPROXIMATE TAKING

DES NO: N/A

DRAWN BY: JDH

CHECKED BY: JDH /

INST No: 201313023005, DATED 10/4/2013

EX. R/W INST No. 9925133, DATED 9/21/1999

TAX ID No: 79-08-33-30-002.000-009

NOTE: DIMENSIONS SHOWN  
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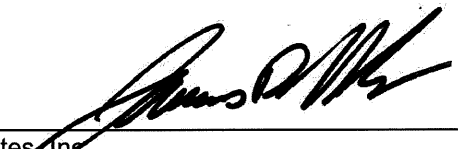
## PARCEL COORDINATE CHART (shown in feet)

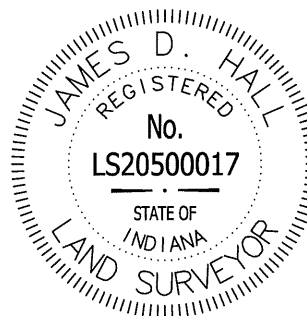
POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1012	A	43+65.92	0.00'		1872424.8662	3041926.8213
1013	A	44+48.47	197.22'	LT	1872623.1354	3042059.9180
1014	A	46+46.84	197.22'	LT	1872623.1354	3042207.6438
1016	A	46+21.24	172.11'	LT	1872599.0031	3042182.0433
1017	A	46+12.09	158.23'	LT	1872585.0567	3042172.9473
1018	A	45+71.58	111.25'	LT	1872537.7493	3042132.4316
1020	A	45+55.13	78.10'	LT	1872504.4737	3042115.9847
1021	A	45+50.24	46.72'	LT	1872472.8018	3042079.4804
1022	A	45+07.39	25.56'	LT	1872451.5535	3042068.2484
1023	A	44+85.61	0.00'		1872426.0201	3042046.4689
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
507						
601						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

## SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201919017757 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) compromise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

  
 Vester & Associates, Inc.  
 James D Hall, P.S.  
 Professional Land Surveyor No. 20500017  
 State of Indiana



PARCEL: 1, TEMP R/W No 3      OWNER: LEMASTER  
 CODE: N/A  
 PROJECT: Tippecanoe Co. Br. 32  
 COUNTY: TIPPECANOE  
 ROAD: C.R. 200 SOUTH  
 SECTION: 33  
 TOWNSHIP: T23N  
 RANGE: R3W      NOTE: DIMENSIONS SHOWN ARE IN ENGLISH

DES NO: N/A  
 DRAWN BY: JDH  
 CHECKED BY: JDH /

The above **Temporary Highway Easement Grant (Parcel 1 – Br#32 – Stephen K. Lemaster)** approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Tracy A. Brown, President

\_\_\_\_\_  
Thomas P. Murtaugh, Vice President

\_\_\_\_\_  
David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor

**"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"**

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.**

A handwritten signature in black ink, appearing to read "Stewart W. Kline", is written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC  
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404